



Outstanding property of over 12,000 sq. ft.

Genesis, Snelsmore Common, Berkshire RG14 3BG

Freehold



Entrance hall • Drawing/dining/ball room • Kitchen/ breakfast/family room • Utility room • Master bedroom with en suite bathroom and dressing area • 5 further bedroom suites • Atrium and balconies • Palm room • Swimming pool • Gym area • Games room • Cinema • Office • 1 bedroom flat/bedroom 7 • Garden and grounds • About 6.3 acres

Mileage

Central Newbury 2 miles, M4 J13 3 miles, Reading 18 miles, Basingstoke 18 miles, Swindon 25 miles, Oxford 29 miles, Central London 61 miles and Newbury to Paddington about 55 minutes (Distances and times approximate).

Situation

Genesis is situated in a rural woodland only two miles from Newbury, and within walking distance of Snelsmore Common, an area of about 247 acres of open heath and woodland with a network of footpaths. The property is within easy reach of all of Newbury's facilities including a range of supermarkets, fitness centres and numerous well regarded state and private schools. The Watermill Theatre is at Bagnor and there are other theatres and two Donnington golf courses within easy reach. There is a main line railway station in Newbury providing a direct service to London Paddington. The mainline is in the process of being electrified from London to Newbury.

The major centres of Reading, Oxford, Swindon and Basingstoke are all within short road or rail journeys.

The countryside surrounding Newbury is designated an Area of Outstanding Natural Beauty and offers plenty of opportunities for exploration. Local features such as the Kennet and Avon canal, Donnington Castle and Snelsmore Common provide recreation space and are all close at hand while further afield there is the Ridgeway footpath.





Description

Genesis is a striking and spacious property which has been completed to an exceptionally high standard by the present owners. The accommodation is flexible and stylish, and arranged over three floors with generous balconies and an impressive central bespoke staircase. The central entrance hall leads on one side to a magnificent drawing/ball room with a balcony, beyond which is a Moroccan inspired Palm room, and to the other side a 32' open plan kitchen/breakfast/family room with full length windows overlooking the gardens and lake.

The lower ground floor features an impressive master bedroom suite comprising a bedroom with full length windows and balcony, dressing area and en suite bathroom. There are three further bedroom suites on this floor, all with French windows, and there is access to the atrium and balcony overlooking the indoor pool.

The second lower ground floor, apart from two further bedroom suites, has been designed as the ultimate leisure and party area, with an 11m indoor swimming pool, gym area, games room and cinema.

The overriding feature of the property is the benefit of flexible and adaptable accommodation which could have numerous uses and occupations, subject to the relevant planning consents. It sits in an elevated position taking full advantage of the undulating and far-reaching views.

Outside

Sited in an elevated position, the immediate garden has been cleverly landscaped to create an attractive pathway winding through well stocked beds leading to lawn enclosed by a mix of shrubs and small trees. Adjoining the lawn is an area of ancient woodland including numerous mature beech, silver birch, walnut and cedar trees, and to the other side of the lawn is a well-stocked wildlife lake. The property is approached across Snelsmore Common over a gravelled track leading to double electric gates which open into an attractive courtyard with ample parking and children's 'soft' play area





Flat and Office

Adjoining the house is a well-appointed office and flat, which comprises a fitted kitchen/sitting room, bedroom and en suite bathroom.

Tenure

Freehold

Services

Mains electricity. Ground Source Heat Pumps with Oil fired back up, private water supply. Drainage treatment plant. BT and Broadband.

Postcode

RG14 3BG

Local Authority

West Berkshire Council 01635 42400

Directions

From the M4 (J13) head south on the A34 signed to Winchester, Southampton and immediately exit signed Services/Hotels. At the mini roundabout take the 2nd exit signed to Donnington/Hotels. At the next mini roundabout take the 1st exit signed again to Donnington. Continue on this road passing the Donnington Valley Hotel and Golf Course and at the next mini roundabout take the 2nd exit signed to Wantage. Follow this road through Donnington and once you have crossed the A34 road bridge, the drive for Genesis will be found immediately on the right hand side.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





Genesis, Snelsmore Common, Berkshire RG14 3BG
Approximate Floor Area
Main House 1184 sq m / 12751 sq ft
Apartment 37 sq m / 395 sq ft
Total 1221sq m / 13146 sq ft



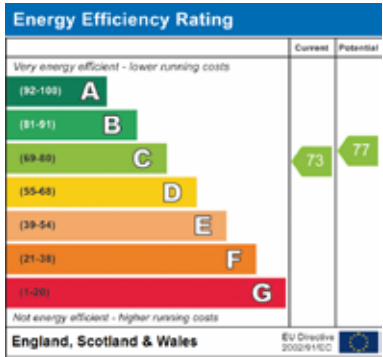
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